**This Instrument Prepared By:**
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 558975 DEEDQC
01/22/2021 12:40:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210122-0009906

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto<br>3961 Drakes Branch Rd.<br>Nashville, TN 37218 | Same as New Owner | 092 01 0 003.00 |

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Dorothy M. Wells
AFFIANT

Sworn to and subscribed before me this 19th day of October 2020.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DOROTHY M. WELLS**, (Grantor), a widow, by these present do hereby quitclaim and convey unto **DOROTHY MCKINNEY WELLS, TRUSTEE OF THE WELLS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2020, AND ANY AMENDMENTS THERETO,** (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

**Known as and BEING Lot No. 20 on the unrecorded plat of George I. Waddey's State Normal Subdivision, described according to a survey made by W. B. Southgate, Surveyor, dated 1916, as follows:**

**SAID Lot No. 20 fronts 50 feet on the east side of 38th Avenue North and runs back between parallel lines 170 feet, more or less, to an alley.**

**BEING the same property conveyed to Alexander C. Wells and wife, Dorothy M. Wells from Peoples Federal Savings and Loan Association, a Federal Savings and Loan Association, of record in Book 8485, Page 89, Register's Office for Davidson County, Tennessee.**

**The said Alexander C. Wells having since died and having owned said property as tenants by the entirety with Dorothy M. Wells, said property thus transferred to Dorothy M. Wells by operation of law.**

**This is the same description as in previous deed of record except for the deletion of Plat Book and page, this is an unrecorded subdivision.**

**This is unimproved property known as 1114 38th Ave N, Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 19 day of October, 2020.

By: Dorothy M. Wells
DOROTHY M. WELLS

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy M. Wells, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 19th day of October, 2020.

R Knight
NOTARY PUBLIC
My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021